

CITY OF PROVIDENCE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RI 02903

OCTOBER 3, 2006

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor City Hall, Tuesday, October 17, 2006, at 5:00 and 6:30 P. M. when all person s interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance.

5:00 P.M.

CHRISTOPHER MORRIS: 7-9 Hewitt Street, Lots 533 & 534 on the Tax Assessor's Plat 28 located in a Residential R-3 Three-Family Zone and a Limited Commercial C-1 Zone; to be relieved from Section 305.1(3). The applicant proposes to merge lots 533 and 534 into one lot and construct a new 40' x 32' Two-Family Dwelling. The proposed new lot would contain 3,310 square feet of land area whereby in a commercial zone the minimum lot area required is 5,000 square feet.

The applicant is requesting a dimensional variance relating to minimum lot area.

DR. NORMAN BERKOWITZ: 130 Elmgrove Avenue, Lot 57 on the Tax Assessor's Plat 39 located in a Residential R-2 Two-Family Zone; to be relieved from Section 303-use codes 24.5, 41 & 46. The applicant proposes to change the use of the building from a dentist's office and two dwelling units to use the entire first floor for either of the following uses: medical or dental office; finance, insurance or real estate service; and professional service that would include architectural and engineering service, legal service, veterinarian service (excluding the boarding of animals), trade or professional school for the instruction of professional services as aforementioned.

The applicant is requesting a use variance for the proposed above-mentioned uses. The second and third floors would be utilized for one dwelling unit each. The lot in question contains 5,160 square feet of land area.

JOHN P. O'MALLEY (Lot 45) AND JOHN BACON (Lot 44), OWNERS: 83 & 85 Cemetery Street, Lots 45 & 44 on the Tax Assessor's Plat 75 located in a Residential R-3 Three-Family Zone; to be relieved from Section 204.2 in the proposed construction of a new 24'x 38' one-family dwelling on lot 45 (85 Cemetery St.). The existing single-family dwelling on lot 44 (83 Cemetery Street) will remain unchanged. Lot 45 contains 2,800 square feet of land area and lot 44 contains 4,660 square feet of land area. As per Section 204.2 of the

Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered one lot and undivided for the purpose of the Ordinance. In this instance, both lots are substandard in size and were previously recorded under the same ownership. The applicants are requesting a dimensional variance in order to retain the lots separately and construct a one-family dwelling on lot 45.

CITY OF PROVIDENCE/PROVIDENCE HEAD START: 99 Berkshire Street, 102 & 106 Berkshire Street, Lots 565, 518 & 519 on the Tax Assessor's Plat 70 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 201.5, 201.6, 201.8A, 425.1, 425.2C and 303-Use Codes 26.2 & 64.1 pursuant to Section 200 in the proposed alteration of the second floor of the existing day care facility (99 Berkshire St.) that would be used for administrative offices relating to the existing daycare. Further, the applicant is requesting the utilization of lots 519 & 518 (102 & 106 Berkshire Street) for parking to support the daycare facility and administrative offices located at 99 Berkshire Street. The applicant is requesting a use variance for the expansion of office space and also to provide non-contiguous accessory parking.

CITY OF PROVIDENCE/PROVIDENCE HEAD START: 99 Donelson Street & 108 Suffolk Street, Lot s 574 & 451 on the Tax Assessor's

Plat 70 located in a Residential R-3 Zone; to be relieved from Sections 201.8A, 425.1 and 425.2C in the proposed utilization of said lots for parking to support the daycare facility and administrative offices located at 99 Berkshire Street. The applicant is requesting a use variance to provide non-contiguous accessory parking.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

PETER D. CARNEVALE, SECRETARY

(401) 421-7740 EXT. 376